Financial Disclosure Statement - *2014*

Filer Name Frank R. Seddio
Primary Agency Political Party Chairs - County (00126)

1. Name

Responses

	First	M.I.	Last	Email
1)	Frank R.		Seddio	

2a. Position - Title

Responses

	Title
1)	Party Chair

2b. Position - Department

Responses

	Department/Agency/Gov. Entity
1)	POLITICAL PARTY CHAIRS - COUNTY

2c. Position - Address of Present Office

Responses

	Office Address
1)	16 Court Street - Suite 1206 Brooklyn, New York 11241

2d. Position - Office Telephone

Responses

	Office Telephone
1)	718-875-5870

3a. Family - Marital Status

Responses

	Marital Status	Spouse's Name
1)	Married	Joyce Becker Seddio

3b. Family - Un-emancipated Children

Responses

Name
None

4a. Outside Activities

List any office, trusteeship, directorship, partnership, or position of any nature, whether compensated or not, held by the reporting individual with any firm, corporation, association, partnership, or other organization other than the State of New York. Include compensated honorary positions; do NOT list membership or uncompensated honorary positions. If the listed entity was licensed by any state or local agency, was regulated by any state regulatory agency or local agency, or, as a regular and significant part of the business or activity of said entity, did business with, or had matters other than ministerial matters before, any state or local agency, list the name of any such agency.

Responses

	Position	Organization	State or Local Agency
1)	Vice President	GC Egg Harbor NJ, Inc.	
2)	Secretary	FLESS 5 Development Corp.	
3)	VP/Investor Only	GC Somerset KY Inc.	
4)	VP/Investor	GC Lexington KY Inc.	
5)	VP/Investor	GC Nicholasville KY Inc.	
6)	VP/Investor	GC Georgetown KY Inc.	
7)	Co-Counsel	Abrams Fensterman	
8)	Managing Director	FTG Holding Corp.	
9)	Chairman of Board	Cypress Hills Cemetery	NYS Cemetery Board
10)	Sole Proprietor	Seddio & Associates PC	
11)	VP/Investor Only	GC London KY Inc.	
12)	First VP	Brooklyn Bar Association	

4b. Outside Activities - Spouse or Un-emancipated Child

List any office, trusteeship, directorship, partnership, or position of any nature, whether compensated or not, held by the reporting spouse or unemancipated child of the reporting individual with any firm, corporation, association, partnership, or other organization other than the State of New York. Include compensated honorary positions; do NOT list membership or uncompensated honorary positions. If the listed entity was licensed by any state or local agency, was regulated by any state regulatory agency or local agency, or, as a regular and significant part of the business or activity of said entity, did business with, or had matters other than ministerial matters before, any state or local agency, list the name of any such agency.

Responses

Spouse, Child	Position	Organization	State or Local Agency

None

5a. Outside Employment

List the name, address and description of any occupation, employment (other than the employment listed under Item 2 above), trade, business, or profession engaged in by the reporting individual. If such activity was licensed by any state or local agency, was regulated by any state regulatory agency or local agency, or, as a regular and significant part of the business or activity of said entity, did business with, or had matters other than ministerial matters before, any state or local agency, list the name of any such agency.

Responses

Position	Name and Address of Organization	Description	State or Local Agency

None

5b. Outside Employment - Spouse or Unemancipated Child

If the spouse or un-emancipated child of the reporting individual was engaged in any occupation, employment, trade, business, or profession which activity was licensed by any state or local agency, was regulated by any state regulatory agency or local agency, or, as a regular and significant part of the business or activity of said entity, did business with, or had matters other than ministerial matters before, any state or local agency, list the name, address and description of such occupation, employment, trade, business or profession and the name of any such agency.

Responses

	Spouse, Child	Position	Name and Address of Organization	Description	State or Local Agency
1)	Principal	Massapequa School District	NYS Dept. of Education		

6. Contracts

List any interest, in EXCESS of $1,000, held by the reporting individual, such individual's spouse or un-emancipated child, or partnership of which any such person is a member, or corporation, 10% or more of the stock of which is owned or controlled by any such person, whether vested or contingent, in any contract made or executed by a state or local agency and include the name of the entity which holds such interest and the relationship of the reporting individual or such individual's spouse or such child to such entity and the interest in such contract.
Do NOT ... [click for more]

Responses

Self, Spouse, Child	Entity which held interest in Contract	Relationship to Entity and Interest in Contract	Contracting State or Local Agency	Category of Value of Contract (In Table II)
		None		

7. Political Activities

List any position the reporting individual held as an officer of any political or political organization, as a member of any political party committee, or as a political party district leader. The term "party" shall have the same meaning as "party" in the election law. The term "political organization" means any party or independent body as defined in the election law or any organization that is affiliated with or a subsidiary of a party or independent body.

Responses

	Position
1)	Democratic District Leader - 59th Assembly District
2)	State Committee Member
3)	Chairman - Democratic Party - Kings County

8a. Profession & Business

If the reporting individual practices law, is licensed by the department of state as a real estate broker or agent or practices a profession licensed by the department of education, or works as a member or employee of a firm required to register pursuant to section one-e of the legislative law as a lobbyist, DESCRIBE THE SERVICES RENDERED FOR WHICH COMPENSATION WAS PAID INCLUDING A GENERAL description of the principal subject areas of matters undertaken by such individual AND PRINCIPAL DUTIES PERFORMED, SPECIFICALLY STATE WHETHER THE REPORTING INDIVIDUAL PROVIDES SERVICES DIRECTLY TO CLIENTS. Additionally, if such an individual practices with a firm or corporation and is a partner or shareholder of the firm or corporation, give a general description of principal subject areas of matters undertaken by such firm or corporation.

Responses

	Subject Areas	Description of Services
1)	Real Estate Broker's License - Sale of Real Property	
2)	Attorney - Admitted to 2nd Dept. 1/8/91 / General Practice of law focusing on estates, trusts & estate planning	
3)	Firm - Seddio & Associates PC- General Practice of Law (including, but not limited to, litigation, estates & trusts, negligence, and real estate transactions)	
4)	Co-counsel to Abrams Fensterman-Firm - Seddio & Associates PC- General Practice of Law (including, but not limited to, litigation, estates & trusts, negligence, and real estate transactions)	

8b. Profession & Business

APPLICABLE ONLY TO NEW CLIENTS OR CUSTOMERS FOR WHOM SERVICES ARE PROVIDED ON OR AFTER JULY FIRST, TWO THOUSAND TWELVE AND BEFORE DECEMBER THIRTY_FIRST, TWO THOUSAND FIFTEEN, OR FOR NEW MATTERS FOR EXISTING CLIENTS OR CUSTOMERS WITH RESPECT TO THOSE SERVICES THAT ARE PROVIDED ON OR AFTER JULY FIRST, TWO THOUSAND TWELVE AND BEFORE DECEMBER THIRTY_FIRST TWO THOUSAND FIFTEEN: If the reporting individual personally provides services to any person or entity, or works as a member or employee of a partnership or corporation that provides such services (referred to hereinafter as a "firm"), then identify each client or customer to whom the reporting individual, or who was referred to the firm by the reporting individual or his or her firm earned fees in excess of $10,000 during the reporting period for such services ... [click for more]

Responses

	Client	Nature of Services
1)	GC Egg Harbor NJ, Inc., aka Golden Corral Restaurant Franchise	Restaurant food business
2)	FLESS 5 Development Corp.	Real Estate Holding Corporation
3)	FTG Holding Corp.	Real Estate Holding Corporation
4)	Cypress Hills Cemetery, Inc.	Cemetery burials
5)	GC Somerset KY Inc.	Restaurant Food Business
6)	GC Lexington KY Inc.	Restaurant Food Business
7)	GC Nicholasville KY Inc.	Restaurant Food Business
8)	GC Georgetown KY Inc.	Restaurant Food Business
9)	GC London KY Inc.	Restaurant Food Business
10)	The Estate of Ronald Fields	Trust and Estates-Legal
11)	Estate of Madeline Verderosa	Trusts and Estates- legal
12)	Estate of Bertha German	Trusts & Estates-Legal
13)	Estate of Babette McKee	Trusts & Estates-Legal
14)	Estate of Norma Heisler	Trusts & Estates-Legal
15)	Estate of Lawrence Zambito	Trusts and Estates-Legal

8c. Profession & Business

List the name, principal address and general description or the nature of the business activity of any entity in which the reporting individual or such individual's spouse had an investment in excess of $1,000 excluding investments in securities and interests in real property.

Responses

Business Activity
None

9. Gifts

List each source of gifts, EXCLUDING campaign contributions, in EXCESS of $1,000, received during the reporting period for which this statement is filed by the reporting individual or such individual's spouse or un-emancipated child from the same donor, EXCLUDING gifts from a relative. INCLUDE the name and address of the donor. The term "gifts" does not include reimbursements, which term is defined in item 10. Indicate the value and nature of each such gift.

Responses

Self, Spouse, Child	Name of Donor	Address	Nature of Gift	Category of Value of Contract (In Table II)

None

10. Reimbursements

Identify and briefly describe the source of any reimbursements for expenditures, EXCLUDING campaign expenditures and expenditures in connection with official duties reimbursed by the state, in EXCESS of $1,000 from each such source. For purposes of this item, the term "reimbursements" shall mean any travel-related expenses provided by non-governmental sources and for activities related to the reporting individual's official duties such as, speaking engagements, conferences, or fact-finding events. The term "reimbursements" does NOT include gifts reported under item 9.

Responses

Source	Description

None

11. Retirement, Trust, Estates

List the identity and value, if reasonably ascertainable, of each interest in a trust, estate or other beneficial interest, including retirement plans (other than retirement plans of the state of New York or the city of New York), and deferred compensation plans (e.g., 401, 403(b), 457, etc.) established in accordance with the internal revenue code, in which the REPORTING INDIVIDUAL held a beneficial interest in EXCESS of $1,000 at any time during the preceding year. Do NOT report interests in a trust, estate or other beneficial interest established by or for, or the estate of, a relative.

Responses

	Identity	Category of Value (In Table II)
1)	Chase Bank Deferred Compensation - Mutual Fund	$50,000 to under $75,000

12a. Employment Agreements

Describe the terms of, and the parties to, any contract, promise, or other agreement between the reporting individual and any person, firm, or corporation with respect to the employment of such individual after leaving office or position (other than a leave of absence).

Responses

Parties	Terms
None	

12b. Employment Agreements - Prior Employer

Describe the parties to and the terms of any agreement providing for continuation of payments or benefits to the REPORTING INDIVIDUAL in EXCESS of $1,000 from a prior employer OTHER THAN the State. (This includes interests in or contributions to a pension fund, profit-sharing plan, or life or health insurance; buy-out agreements; severance payments; etc.)

Responses

Parties	Terms
None	

13. Income

List below the nature and amount of any income in EXCESS of $1,000 from EACH SOURCE for the reporting individual and such individual's spouse for the taxable year last occurring prior to the date of filing. EACH SOURCE MUST BE DESCRIBED WITH PARTICULARITY. Nature of income includes, but is not limited to, all income (other than that received from the employment listed under Item 2 above) from compensated employment whether public or private, directorships and other fiduciary positions, contractual arrangements, teaching income, partnerships, honorariums, lecture fees, consultant fees, bank and bond interest, dividends, ... [click for more]

Responses

	Self, Spouse	Source	Nature	Category of Value of Contract (In Table I)
1)	Self	Rosamond Alvaranga	Rental Income - 9306 Flatlands Ave., Bklyn, NY	$5,000 to under $20,000
2)	Self	Guarino Funeral Home	Rental Income - 9306 Flatlands Ave., Bklyn, NY	$1,000 to under $5,000
3)	Spouse	Massapequa School District		$150,000 to under $250,000
4)	Self	Abrams Fensterman, LLP	Rental Income - 9306 Flatlands Ave., Bklyn, NY	$20,000 to under $50,000
5)	Self	Cypress Hills Cemetery		$5,000 to under $20,000
6)	Self	FTG Holding Corp.	Rental Income	$5,000 to under $20,000
7)	Self	Bartholomew Enterprise, Inc. (aka - GC Egg Harbor NJ, Inc.)		$20,000 to under $50,000
8)	Self	social security income	Benefits	$20,000 to under $50,000
9)	Self	Abrams Fensterman LLP	Co-counsel fees to Seddio & Associates PC	$150,000 to under $250,000
10)	Self	Seddio & Associates PC	Salary	$150,000 to under $250,000
11)	Self	NYPD- Pension	Pension	$20,000 to under $50,000
12)	Self	Esmerelda Robinson	Rental Income	$5,000 to under $20,000

14. Income Due

List the sources of any deferred income (not retirement income) in EXCESS of $1,000 from each source to be paid to the reporting individual following the close of the calendar year for which this disclosure statement is filed, other than deferred compensation reported in item 11 hereinabove. Deferred income derived from the practice of a profession shall be listed in the aggregate and shall identify as the source, the name of the firm, corporation, partnership or association through which the income was derived, but shall not identify individual clients.

Responses

Source	Category of Value of Contract (In Table I)
None	

15. Income Assignment/Asset Transfer

List each assignment of income in EXCESS of $1,000, and each transfer other than to a relative during the reporting period for which this statement is filed for less than fair consideration of an interest in a trust, estate or other beneficial interest, securities or real property, by the reporting individual, in excess of $1,000, which would otherwise be required to be reported herein and is not or has not been so reported.

Responses

Item Assigned or Transferred	Assigned or Transferred To	Category of Value (In Table I)
None		

16. Investments

List below the type and market value of securities held by the reporting individual or such individual's spouse from each issuing entity in EXCESS of $1,000 at the **close of the taxable year last occurring** prior to the date of filing, including the name of the issuing entity exclusive of securities held by the reporting individual issued by a professional corporation. Whenever an interest in securities exists through a beneficial interest in a trust, the securities held in such trust shall be listed ONLY ... [click for more]

Responses

	Self, Spouse	Issuing Entity	Type of Security	Percentage of Corporate Stock Owned or Controlled (If more than 5% of publicly traded stock, or more than 10% if stock not publicly traded is held)	Category of market value as of the close of the taxable year last occurring prior to the filing of this statement (In Table II)
1)	Self	FTG Holding Corp.	Real Estate	100	$250,000 to under $500,000
2)	Self	Fless 5 Development Corp.	Real Estate	40	$1,000 to under $5,000
3)	Self	GC London KY, Inc.	Restaurant	15	$250,000 to under $500,000
4)	Self	GC Egg Harbor NJ Corp.	Restaurant	15	$250,000 to under $500,000
5)	Self	GC Somerset KY Inc.	Restaurant	15	$250,000 to under $500,000
6)	Self	GC Lexington KY Inc.	Restaurant	15	$250,000 to under $500,000
7)	Self	GC Nicholasville KY, Inc.	Restaurant	15	$250,000 to under $500,000
8)	Self	GC Georgetown KY, Inc.	Restaurant	15	$250,000 to under $500,000
9)	Spouse	TDA	Retirement Plan	100	$150,000 to under $250,000

17. Real Estate

List below the location, size, general nature, acquisition date, market value and percentage of ownership of any real property in which any vested or contingent interest in EXCESS of $1,000 is held by the reporting individual or the reporting individual's spouse. Also list real property owned for investment purposes by a corporation more than fifty percent (50%) of the stock of which is owned or controlled by the reporting individual or such individual's spouse. Do NOT list any real property which is the primary or secondary personal residence of the reporting individual or the reporting individual's spouse, except where there is a co-owner who is other than a relative.

Responses

	Self, Spouse, Corporation	Location	Size	General Nature	Acquisition Date	% of ownership	Category of market value as of the close of the taxable year last occurring prior to the filing of this statement (In Table II)
1)	Corporation	1143 E. 92nd Street, Bklyn, NY	20 x 100	Investment	03/2002	100	$250,000 to under $500,000
2)	Spouse	2401 South Ocean Drive, Hollywood, FL		Condo	10/1997	100	$150,000 to under $250,000
3)	Self	9306 Flatlands Ave., Bklyn, NY	50 x 100	Residential	07/1988	100	$500,000 to under $750,000
4)	Spouse	2333 E. 69th St., Bklyn, NY	25 x 100	Residential	08/2001	100	$500,000 to under $750,000
5)	Corporation	100 Ikebana Path, Georgetown KY	100 x 100	Restaurant/Investment	07/18/2013	15	$750,000 to under $1,000,000
6)	Corporation	110 Retail Road, Nicholasville, KY	100 x100	Restaurant/Investment	07/18/2013	15	$1,000,000 to under $1,250,000
7)	Corporation	284204 Kings Way, London KY	100 x 100	Restaurant/ Investment	07/18/2013	15	$2,250,000 to under $2,500,000

	Self, Spouse, Corporation	Location	Size	General Nature	Acquisition Date	% of ownership	Category of market value as of the close of the taxable year last occurring prior to the filing of this statement (In Table II)
8)	Corporation	2020 South Highway 27, Somerset KY	100 x 100	Restaurant/ Investment	07/18/2013	15	$2,250,000 to under $2,500,000

18. Money Due

List below all notes and accounts receivable, other than from goods or services sold, held by the reporting individual at the close of the taxable year last occurring prior to the date of filing and other debts owed to such individual at the close of the taxable year last occurring prior to the date of filing, in EXCESS of $1,000, including the name of the debtor, type of obligation, date due and the nature of the collateral securing payment of each, if any, excluding securities reported in item 16 hereinabove. Debts, notes and accounts receivable owed to the individual by a relative shall not be reported.

Responses

	Name of Debtor	Type of Obligation, Due Date, and Nature of Collateral, if any	Category of amount (In Table II)
1)	Kenneth Latham	Personal Loan/Monthly	$5,000 to under $20,000
2)	Billy Pappas	Personal Loan/Monthly	$1,000 to under $5,000
3)	Sylvia V. Christy	Mortgage/Monthly/1371 E. 48th St., Bklyn, NY	$150,000 to under $250,000
4)	Andrea Booth	Mortgage/Monthly/2617 Ave. D., Bklyn, NY	$75,000 to under $100,000
5)	Ariel Belan	Mortgage/Monthly/3920 Ave. P, Bklyn, NY	$75,000 to under $100,000
6)	Center for Christian Fellowship	Mortgage/Monthly/9412 Ave. L, Bklyn, NY	$250,000 to under $500,000
7)	Maritza Belano	Personal Loan / Monthly	$1,000 to under $5,000
8)	Annette Robinson	Mortgage Monthly/178 Bainbridge St. Brooklyn, NY	$20,000 to under $50,000

19. Debts

List below all liabilities of the reporting individual and such individual's spouse, in EXCESS of $10,000 as of the date of filing of this statement, other than liabilities to a relative. Do NOT list liabilities incurred by, or guarantees made by, the reporting individual or such individual's spouse or by any proprietorship, partnership or corporation in which the reporting individual or such individual's spouse has an interest, when incurred or made in the ordinary course of the trade, business or professional practice of the reporting individual or such individual's spouse. Include the name of the creditor and any collateral pledged by such individual to secure payment of ... [click for more]

Responses

	Name of creditor or guarantor	Type of Liability and Collateral, if any	Category of amount (In Table II)
1)	Wells Fargo	Mortgage/2333 E. 69th St., Bklyn, NY	$150,000 to under $250,000
2)	Power Express	Mortgage/ 9306 Flatlands Avenue, Bklyn, NY	$100,000 to under $150,000
3)	Wells Fargo	Mortgage/8545 South Ocean Drive, Hollywood, FL	$20,000 to under $50,000
4)	Bank of America	Equity Line/9306 Flatlands Avenue, Brooklyn, NY	$75,000 to under $100,000
5)	Bank of America	Credit Card-Not secured	$20,000 to under $50,000
6)	Chase Bank	Auto Lease-2012 Jaguar	$20,000 to under $50,000
7)	Bank of America	Credit Card-Not Secured	$20,000 to under $50,000
8)	Chase	Line of Credit	$50,000 to under $75,000
9)	American Express	Credit Card	$5,000 to under $20,000
10)	US Bank	Credit Card-Not Secured	$20,000 to under $50,000
11)	US Bank	Credit Card-Not Secured	$20,000 to under $50,000
12)	Citibank	Credit Card-Not Secured	$20,000 to under $50,000
13)	Barbara Sacco	Golden Corral Loan	$50,000 to under $75,000
14)	Phoebe Layne	Golden Corral Loan	$150,000 to under $250,000
15)	Maryann Camhi	Golden Corral Loan	$50,000 to under $75,000
16)	Maria Alleva	Golden Corral Loan	$150,000 to under $250,000
17)	Marie Conde	Golden Corral Loan	$1,000,000 to under $1,250,000
18)	Michael Cannizzo	Golden Corral Loan	$150,000 to under $250,000
19)	Povfen LLC	Golden Corral Loan	$250,000 to under $500,000
20)	Thomas Palmer	Golden Corral Loan	$50,000 to under $75,000
21)	Joyce Becker Seddio	Golden Corral Loan	$150,000 to under $250,000

	Name of creditor or guarantor	Type of Liability and Collateral, if any	Category of amount (In Table II)
22)	Leon and Rita Alshuler	Golden Corral Loan	$500,000 to under $750,000
23)	Frank Scollo	Golden Corral Loan	$20,000 to under $50,000
24)	Knights Inc.	Golden Corral Loan	$250,000 to under $500,000

20. Agreement

Responses

	I agree
1)	true